REZONE PETITION FOR THE TOWN OF THREE LAKES REZONE PETITION #2-2018 Ordinance Amendment offered by the Planning and Development Committee. Resolved by the Board of Supervisors of Oneida County, Wisconsin: WHEREAS, and having considered Rezone Petition 2-2018, (copy attached) which was filed February 8, 2018, to amend the Master Zoning District Document and the Oneida County Official Zoning District Boundary Map, and having given notice thereof as provided by law and having held a public hearing thereon April 4, 2018 pursuant to Section 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows: To rezone land from District #02-Single Family to District #07-Business on property described as part of Government Lot 9, Section 6, T38N, R11E, specifically described as parcel number TL 439-2, Town of Three Lakes, Oneida County, Wisconsin. WHEREAS, the property owner stated "This parcel is a high visibility low impact location along Federal Hwy 45 North of 3 Lakes. 5.2 acres with Hwy 45 access would be ideal for commercial development. Very much needed in 3 Lakes" and; WHEREAS, the Town of Three Lakes has approved the rezone request on March 6, 2018 (copy attached) and; WHEREAS, On April 4, 2018 the Planning and Development Committee held a public hearing and the adjoining landowners were provided with a written notice of the change and two letters (emails) were received in opposition of the rezone and; WHEREAS, The Planning & Development Committee has reviewed the general standards as specified in Section 9.86(F) of the Oneida County Zoning & Shoreland Protection Ordinance and concluded that the standards have been met. The Planning & Development Committee recommends passage.	1	RESOLUTION # 36-2018
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NOW THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS		NOW THEREFORE THE ONEIDA COUNTY BOARD OF SUBERVISORS
39 DOES ORDAIN AS FOLLOWS: Petition #2-2018:		

Section 1: 41 Any existing ordinances, codes, resolutions, or portion thereof in conflict with this ordinance shall be and are hereby repealed as far as any conflict exists. 42 Section 2: The ordinance shall take effect the day after passage and publication as 43 44 required by law. Section 3: If any claims, provisions, or portions of this ordinance are adjudged 45 unconstitutional or invalid by a court of competent jurisdiction, the remainder of the 46 47 ordinance shall not be affected thereby. Rezone Petition #2-2018 is hereby adopted amending the Master Zoning 48 Section 4: District Document and the Oneida County Official Zoning District Boundary Map, by 49 50 changing the zoning district classification from District #02-Single Family to District #07-51 Business on property described as follows: 52 Part of Government Lot 9, Section 6, T38N, R11E, specifically described as parcel 53 number TL 439-2, Town of Three Lakes, Oneida County, Wisconsin. 54 55 The County Clerk shall, within seven (7) days after adoption of Rezone Petition #2-2018 56 by the Oneida County Board of Supervisors, cause a certified copy thereof to be 57 transmitted by mail to the Three Lakes Town Clerk. 58 59 Approved by the Planning and Development Committee this 18th day of April 2018. 60 61 Consent Agenda Item: __X__YES ____NO 62 63 64 Vote Required: Majority = _____ 2/3 Majority = _ 3/4 Majority = 65 The County Board has the tegal authority to adopt: Yes 66 No as reviewed by the 67 Corporation Counsel, Date: 68 Offered and passage moved by: 69 70 Supervisor 71 72 73 Supervisa 74 75 76 Supervisor 77 78 79 Supervisor 80 rella 81

	Supervisor	
	•	
Ayes		
Nays		
Absent		
Abstain		
Adopted		
by the County Board of Supervisors this	day of	2018.
Defeated		
Tracy Hartman, County Clerk	David Hintz, County Board Chair	
		P&Z.ordinance.ame

PETITION

Petition No. 2-2018 Receipt No. 18-4

To: Oneida County Board of Supervisors Oneida County Clerk, Courthouse P.O. Box 400

RECEIVED

OFFICE OF COUNTY CLERK ONEIDA COUNTY FEB 06 2018

Rhinelander, WI 54501

Signature

FEB 0 & 2018

ONEIDA COUNTY PLANNING & ZONING

Ladies and Gentlemen:	ANNING & ZONING ONEIDA COUNTY CLERK					
The undersigned hereby petitions the Oneida Cour	nty Board of Supervisors to change the zoning					
district classification of the following	described land in the Town of					
Three Lakes, One	ida County, Wisconsin, from					
Single Family zoning district to	Business zoning					
district:						
Insert property description. Attach map.						
See Attached Exhibit "A" and Map 7162 Hury 45, Three Lakes						
71/02 Him US Three Lat of						
	S. 11					
Reason for rezone: This parcy 15 a high visibility,						
Low impact location along Federal Hay 45						
North of 3 Lakes. 5.2 acres with How 45 acres						
would be ideal for commercial development.						
Dery much needed in 3 Lakes						
Respectfully submitted on the 5th day of Feb 2018 by:						
Owner	Agent					
Name:	Name:					
George W. Rychlack Address:	5amq					
Box 553	Address:					
City/State/7in:	City/State/Zip:					

Telephone No:

Signature

Exhibit "A"

A parcel of land being a part of Government Lot 9, Section 6, Township 38 North, Range 11 East, Town of Three Lakes, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 6 being marked by an iron pipe, thence S. 81° 50' 46" E. 130.07 feet along the East-West 1/4 line of said Section 6 to an iron pipe, thence N. 0° 48' 30" W. 16.32 feet to an iron pipe on the Northerly R/W line of the Town Road and on the Easterly R/W line of U.S. Hwy. 45 and the PLACE OF BEGINNING, thence along said Easterly R/W line N. 0° 48' 30" W. 131.49 feet to a concrete R/W post, S. 87° 03' E. 20.00 feet to a concrete R/W post and N. 0° 20' 49" W. 772.66 feet to an iron pipe on the Southerly Bank of Townline Creek, thence along said Southerly Creek Bank S. 39° 10' 00" E. 80.00 feet, S. 88° 52' 00" E. 107.00 feet, N. 48° 45' 00" E. 66.00 feet and S. 74° 36' 34" E. 48.14 feet to an iron pipe, thence S. 0° 20' 49" E. 906.87 feet to an iron pipe on the Northerly R/W line of said Town Road, thence N. 82° 14' 00" W. 275.00 feet along said Northerly R/W line to the Place of Beginning. Including all lands lying between the meander line and the water's edge of said Townline Creek.

Being in Oneida County, Wisconsin.



Town of Three Lakes, Oneida County P.O. Box 565 6965 W. School St., Three Lakes, WI 54562 Phone#715-546-3316 Fax#715-546-3384 www.townofthreelakes.com

March 6, 2018

Scott Ridderbusch, Land Use Specialist Oneida County PO Box 400 Rhinelander, WI 54501

Re: Rezone Petition #2-2018 of George Rychlock, owner, for property described as part Gov't Lot 9, Section 6, T38N, R11E, Town of Three Lakes.

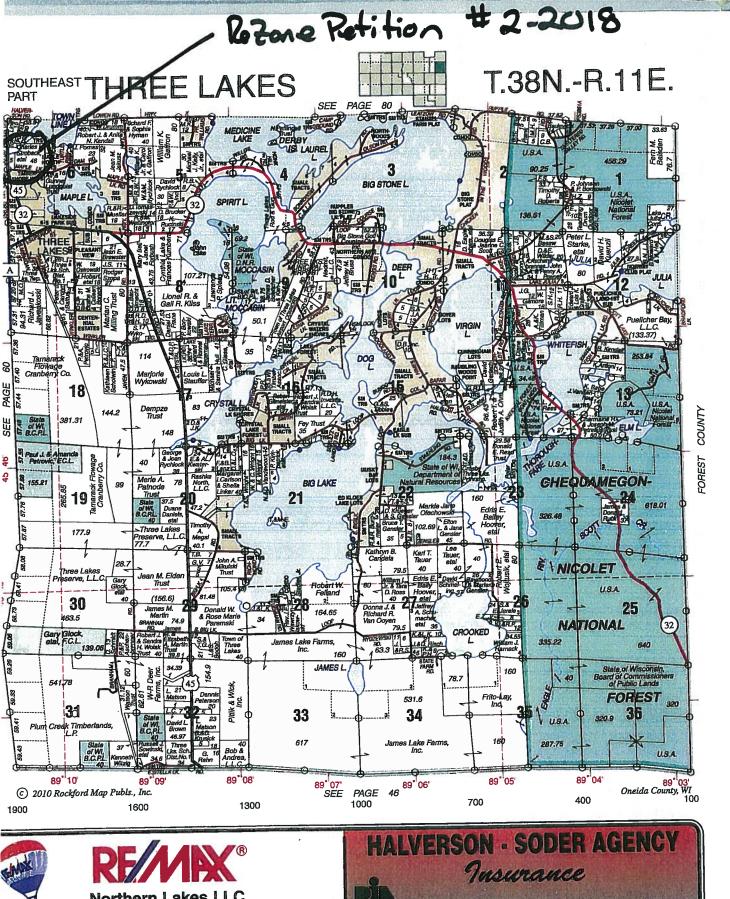
Dear Scott,

Please be advised that the Three Lakes Town Board of Supervisors approved the above mentioned Rezone Petition #92-2018 at the regular town meeting of March 6, 2018.

If you have any questions or concerns regarding this correspondence, feel free to contact me.

Sincerely,

Susan L. Harris Town Clerk





Northern Lakes LLC

Scott Soder - Owner / Broker

P.O. Box 307 • Three Lakes, Wisconsin 54562

Office: (715) 546-8295 • (877) 507-6337 • Fax: (715) 546-3303

E-Mail: scott@3lakesrealestate.com www.3lakesrealestate.com

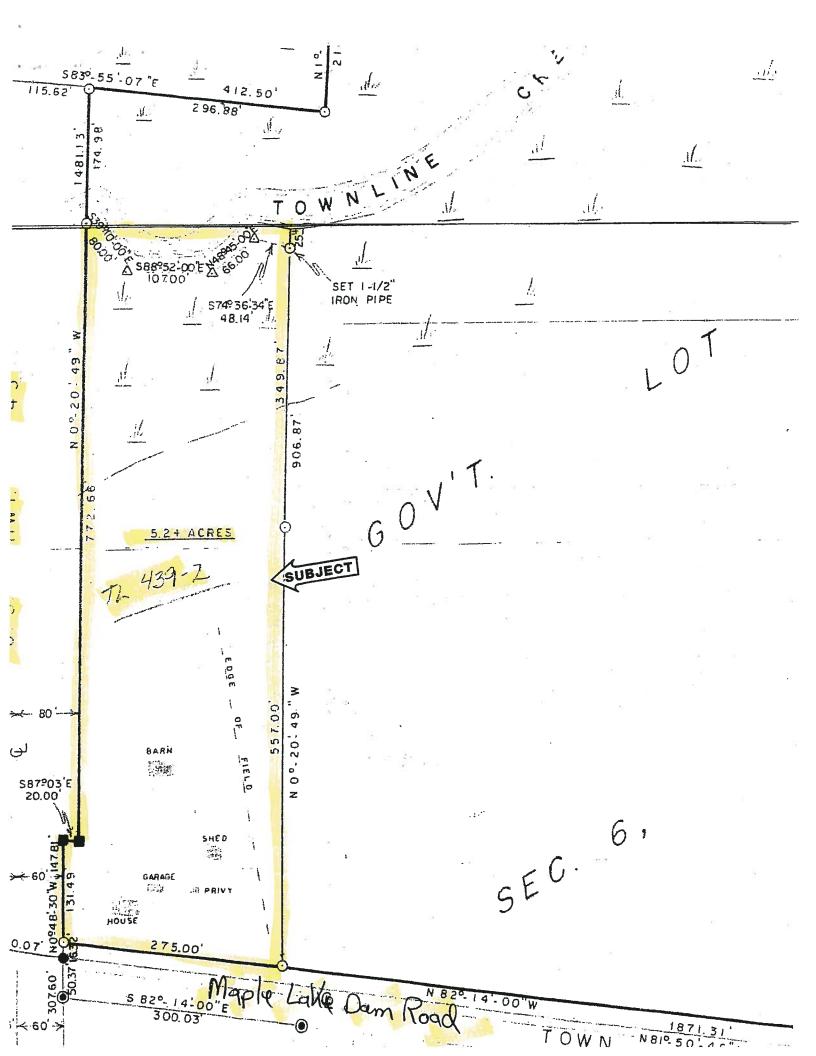


Linda S. Soder - Owner/Agent 5-546-3424 or 800-731-1298

linda@halversonsoder.com

P.O. Box 217 Three Lakes, Wisconsin 54562





REQUEST TO COMMISSION TO MODIFY THE PROPOSED LONG RANGE PLAN AND EXTEND THE EXISTING NORTH-EAST BUSINESS CORRRIDOR ALONG HIGHWAY 45

THIS PROPOSAL INCLUDES THE 5.2 ACRE PARCEL NORTH OF MAPLE LAKE DAM ROAD—EAST OF HIGHWAY 45, 275' EAST OF THE RIGHT-OF-WAY, AT 7162 HIGHWAY 45.

THIS PARCEL HAS:

907' OF HIGHWAY 45 FRONTAGE 275' OF DEPTH FROM THE RIGHT-OF-WAY HIGHWAY 45 ACCESS NO ADJACENT NEIGHBORS HIGH VISABILITY-LOW IMPACT LOCATION

THIS PARCEL WOULD FIT IN NICELY WITH OUR EXISTING BUSINESS CORRIDOR PLAN, AND WOULD ALSO FULLFILL A NON-EXISTING NICHE FOR FUTURE SMALL BUSINESS DEVELOPMENT IN THREE LAKES—AGAIN, WITH LIMITED IMPACT.

THE CURRENT PROPOSED PLAN DOES NOT APPEAR TO HAVE ANY NEW AREAS LOCATED FOR FUTURE GROWTH OF OUR SMALL BUSINESS TAX BASE, OR ANY ADDITIONAL DESIGNATED AREAS FOR LIGHT INDUSTRY. THESE AREAS ATTRACT AND CREATE NEEDED JOBS WHICH, IN TURN, SUPPORT FAMILIES, OUR TAX BASE, AND OF COURSE, OUR SCHOOLS.

SMART GROWTH MUST INCLUDE THESE AREAS WHILE "CONDITIONAL USE PERMITS" CAN CONTROL WHAT IS ALLOWED IN THESE AREAS.

RESPECTFULLY,

GEORGE W. RYCHLOCK

